MIAMIBEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **280-2016**

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 29, 2016

SUBJECT: **EXPANSION OF MUNICIPAL PARKING GARAGES - UPDATE**

The purpose of this LTC is to provide the Mayor and Commission an update regarding initiatives to expand municipal parking garages.

City Standalone Projects:

The following projects were approved as part of the FY 2015/16 Capital Budget and FY 2015/16 – FY 2020/21 Adopted CIP.

- Conversion of Municipal Parking Lot No. P13, located at 1000 Washington Avenue to a garage.

  Upon receipt of a feasibility study prepared by Keith & Schnars, P.A., it has been determined that the site could accommodate approximately 178 parking spaces, if variances are granted from the City's Planning and Zoning Department, at an estimated construction cost of $7,975,000, inclusive of soft costs (approximately $45,000 per space). The scope of work for this project consists of the demolition of the existing surface parking lot and construction of a new seven level parking garage structure.

  In order to maximize the envelope of parking spaces, the following variances would need to be granted in order to construct the structure to a proposed height of 70' (at the roof slab level); reduction of setbacks to 5' on its front (Washington Avenue) and side faces; and not activating the ground floor. At least one or more of these variances are somewhat problematic from a planning/zoning perspective and will likely result in a reduction from the estimated maximum of 178 parking spaces.

- Conversion of Municipal Parking Lot No. P16, located at 1262 Collins Avenue to a garage.

  Upon receipt of a feasibility study prepared by Keith & Schnars, P.A., it has been determined that the site could accommodate approximately 146 parking spaces at an estimated construction cost of $6,641,000, inclusive of soft costs (approximately $46,000 per space). The scope of work of this project consists of the demolition of the existing surface parking lot and construction of a new five levels parking garage structure. Construction of the proposed garage at this site does not require variances to address setbacks and height restriction in this area. However, the City may have to waive the requirement of activating the ground level liner for this site.

- Expansion of an existing garage at 12th Street and Drexel Avenue (Police Station).

  Upon receipt of a feasibility study prepared by Thornton Tomasetti, Inc., it has been determined that the planned improvement to add two additional levels and reconfigure the existing layout of the parking garage would yield an increase of 125 spaces at an estimated construction cost of $11,321,000, inclusive of soft costs (approximately $91,000 per space). Review of the existing facility by the design professionals has indicated the need for significant structural upgrades, as well as improvements to other systems not previously identified to meet requirements under current code and standards. As such, we believe this site to be too costly to improve at this time.

Other garage development projects continue on their respective tracks at varying levels of progress, including:

- Collins Avenue Garage
- RFP for the Development of Parking Garages within the City:
  - Washington Properties, LLC and RF 930 Washington, LLC
  - Terranova Corporation
- Conversion of Municipal Parking Lot No. P55, located at 27th Street and Collins Avenue to a garage.
- Potential garage development at 1625 West Avenue

I will continue to provide updates on these projects as they develop.

c: Kathie Brooks, Assistant City Manager
Mark Taxis, Assistant City Manager
Susanne Torriente, Assistant City Manager
Eric Carpenter, Assistant City Manager/Public Works Director
Marcia Monserrat, Chief of Staff
David Martinez, CIP Director
Max Sklar, Director of Tourism, Culture, and Economic Development
Saul Frances, Parking Department Director

JLM/KGB/SF